

Pebble Creek Condominium Homeowner Association  
**Budget Summary - 2017**

Expense Item	Annual Expense
Payroll Taxes	4,500.00
Workman's Compensation	2,500.00
Contracted Management Expenses	50,000.00
Maintenance Payroll - Gross	60,320.00
Contract Labor	5,000.00
Payroll Service Expense	3,000.00
Insurance	73,000.00
Waste Water	12,500.00
Trash Removal	22,000.00
Irrigation Fees	4,700.00
Office Expense	4,000.00
Postage & Mail	1,200.00
Bank Charges	2,200.00
Accountant Services	3,000.00
Legal Services - General	5,000.00
Legal Services - Collections	10,000.00
Bad Debt	10,000.00
Maintenance Supplies	5,000.00
Fire Protection	3,600.00
Building Repairs	10,000.00
Mudjacking	2,000.00
Electrical Repairs / Improvements	2,000.00
Plumbing Repairs	2,000.00
Pager & Mobile Phone	448.00
Gutter Cleaning	2,000.00
Locks & Keys	1,000.00
Extermination	2,000.00
Vehicle Expense	1,000.00
Ponds & Pumps	2,000.00
Sprinkler System	2,000.00
Fence Repair & Maintenance	2,500.00
Landscape Contract	30,000.00
Landscape Maintenance & Repairs	1,500.00
Asphalt Repairs	1,500.00
Snow Removal Supplies	2,000.00
Servicemaster Cleaning	8,200.00
Swimming Pool	8,000.00
<b>Total Budgeted Operating Expenses</b>	<b>362,668.00</b>

Gas & Electric	115,000.00
Water & Sewer	82,000.00
<b>Total Budgeted Utility Fee</b>	<b>197,000.00</b>

Loan Special Assessment through Jan 201

Loan Special Assessment	105,674.04	\$ 25.22	\$ 26.35	\$ 27.53	\$ 33.63	\$ 38.68	\$ 39.80	\$ 50.45	\$ 51.33
<b>Total Budgeted Loan Special Assesme</b>	<b>105,674.04</b>	<b>\$ 25.22</b>	<b>\$ 26.35</b>	<b>\$ 27.53</b>	<b>\$ 33.63</b>	<b>\$ 38.68</b>	<b>\$ 39.80</b>	<b>\$ 50.45</b>	<b>\$ 51.33</b>

FHA Reserve Contribution

General Reserves	75,000.00
<b>Total Budgeted FHA Reserve Contribu</b>	<b>75,000.00</b>

**GRAND TOTAL BUDGET** **740,342.04**    \$ 172.46    \$ 180.17    \$ 188.24    \$ 229.96    \$ 264.47    \$ 272.12    \$ 344.98    \$ 351.00

Total Monthly Assessment Income	722,592.00	<b>\$173.00</b>	<b>\$180.00</b>	<b>\$188.00</b>	<b>\$230.00</b>	<b>\$264.00</b>	<b>\$272.00</b>	<b>\$345.00</b>	<b>\$352.00</b>
Including Special Assessment Income		1 Bed Small	1 Bed Large	1 Bed Loft	2 Bed ---- 1 Bath	2 Bed ---- 1 1/2 Bath	2 Bed ---- 2 Bath	Townhse & 3 Bed Bld 9	3 Bed Buildings 13 & 14
		<b>0.2864</b>	<b>0.2992</b>	<b>0.3126</b>	<b>0.3819</b>	<b>0.4392</b>	<b>0.4519</b>	<b>0.5729</b>	<b>0.5829</b>
		Percentage Ownership							
Late Fee Income	\$5,000.00								
Legal Fees Income	\$10,000.00								
Violations/Fines Income	\$500.00								
Clubhouse Rental Income	\$250.00								
Storage Fee & Rec Vehicle Pkg Income	\$2,000.00								
<b>Total Income</b>	<b>\$ 740,342.00</b>								